

Subject: 08/01/2017 02:30 PM - SPECIAL MEETING - Planning and Land Use Management Committee Meeting
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TITLE: SPECIAL MEETING - Planning and Land Use Management Committee Meeting
DATE: 08/01/2017
TIME: 02:30 PM

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Called by Committee Chair

SPECIAL MEETING, PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 1, 2017

EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM, ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER BOB BLUMENFIELD

COUNCILMEMBER CURREN D. PRICE, JR.

(Zina Cheng - Legislative Assistant - (213) 978-1074)

(Written comments on agenda items may be submitted to clerk.plumcommittee@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-1458](#)

CD 11 Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, report from the City Attorney and draft Ordinance relative to authorizing the execution of a Development Agreement by and between the City of Los Angeles and Douglas Emmett Management, LLC, for provision of community benefits with a combined value of \$625,000 for a term of four years, for the demolition of a 42,900 square-foot, single-story supermarket building, the maintenance of a 364,791 square-foot, 17-story building, the new construction of a mixed-use project consisting of a 34-story residential

building with a total of 376 multi-family residential dwelling units, 16 of which are being set aside for Very Low Income households, including the provision of a 40,544 square-foot publically accessible open space at the intersection of Wilshire Boulevard and Stoner Avenue, for the property located at 11750-11770 Wilshire Boulevard.

Applicant: Douglas Emmett Management, LLC

Representative: Jonathan Lonner, Burns and Bouchard, Inc.

Case No. CPC-2016-3257-DA

CEQA No. ENV-2013-3747-EIR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[17-0672](#)

CD 3

TIME LIMIT: 9/11/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, and draft Ordinance relative to a Vesting Zone Change from [Q]C2-1D-CDO and [Q]P-1D-CDO to (T)(Q)RAS4-1D-CDO, to permit a building height of up to 55 feet, for the demolition of a two-story 40,200 square-foot commercial building and surface parking lot and the construction, use and maintenance a new mixed-use development consisting of two buildings with a maximum height of 55-feet, totaling 129,634 square-foot development, consisting of 112 dwelling units and 15,160 square feet of commercial floor area, providing 228 automobile parking spaces and 155 bicycle parking spaces within one at-grade and two subterranean parking levels, for the property located at 18341 West Sherman Way and 18344 West Cantlay Street, subject to modified Conditions of Approval.

Applicant: Reseda Majestic, LLC

Representative: King Woods, Woods Diaz Group, LLC

Case No. CPC-2016-2865-VZC-SPR-ZAA-CDO

CEQA No. ENV-2016-2866-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[17-0673](#)

TIME LIMIT: 9/11/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Mitigated Negative Declaration, No. ENV-2016-2752-MND adopted on April 14, 2017, and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, and draft Ordinance relative to a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the demolition of existing structures and the construction of a new 364-unit apartment building, with 11 percent set aside for affordable housing, with height from two- to three- stories of dwelling units above one-level of on-grade parking near Langdon Avenue to four- and five-stories of dwelling units above two-levels of on-grade parking near Sepulveda Boulevard, providing a total of 557 automobile parking spaces, 368 long term bicycle parking spaces, and 37 short term bicycle parking spaces, for the property located at 8811-8845 North Sepulveda Boulevard, 15430 West Rayen Street, and 8832-8840 North Langdon Avenue, subject to modified Conditions of Approval.

Applicant: Art Simonian, Sepulveda Apartments, LLC

Representative: Benjamin Fiss, Pacific Zoning, LLC

Case No. CPC-2016-2751-VZC-DB-SPR

CEQA No. ENV-2016-2752-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[17-0698](#)

CD 12

TIME LIMIT: 9/15/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the North Valley Area Planning Commission, and draft Ordinance relative to a Zone Change from

(Q)C2-1L to (T)(Q)C2-1L for for the addition of a 1,020 square-foot, automated carwash to an existing 12-pump automobile fueling station, and 2,883 square-foot minimart with the continued sale of alcoholic beverages (beer and wine) for off-site consumption, all operating 24-hours a day, seven days a week, for the property located at 19270 West Nordhoff Street, subject to modified Conditions of Approval.

Applicant: Northridge Oil, Inc., Parviz David Natanzi

Representative: Ben Steckler, Fielder Group

Case No. APCNV-2016-610-ZC-CUB-CU

CEQA No. ENV-2016-611-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6) **REQUEST TO CONTINUE**

[17-0325](#)

CD 5 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/30/17**

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class Eight and Article 19, Section 15331, Class 31 of State CEQA Guidelines and report from the Cultural Heritage Commission relative to the inclusion of Orange Julius, formerly known as L.A. Burger, located at 6001 West Pico Boulevard in the list of Historic-Cultural Monuments.

Applicant: City of Los Angeles

Owner(s): 6001 Pico Stearns LLC, c/o Matt Nelson

Case No. CHC-2017-1353-HCM

CEQA No. ENV-2017-1354-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[17-0784](#)

CD 8

TIME LIMIT: 8/6/17; LAST DAY FOR COUNCIL ACTION: 8/4/17

Categorical Exemption pursuant to Sections 15300.2 and 15332 of the State California Environmental Quality Act (CEQA) Guidelines and related CEQA findings, report from the South Los Angeles Area Planning Commission (SLAAPC), and an appeal filed by James R. Childs, Adams Dockweiler Heritage Organizing Committee, from the determination of the SLAAPC in approving Vesting Tentative Tract No. VTT-74283-SL-1A, for the subdivision of a maximum of seven small lots for the purpose of a small lot subdivision, for the properties located at 1176, 1182, 1182 1/4, and 1182 1/2 West 37th Place, subject to Conditions of Approval.

Applicant: Henry Fan and Charles Kim, Ursa 1180 37th Pl., LLC

Representative: Kamran Kazemi, Tala Associates

Case No. VTT-74283-SL-1A

CEQA No. ENV-2016-3173-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8)

[17-0029](#)

CD 13

CONTINUED FROM 6/13/17

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/31/17

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC) and draft Ordinance relative to a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6.0:1 in lieu of the permitted 3:1 FAR, and appeals filed by Roberto Mazariegos (Representative: Gideon Kracov, Law Office of Gideon Kracov) and Diana Derycz-Kessler, Los Angeles Film School and 6363 Partners, LLP (Representative: Victor De la Cruz, Esq., Manatt, Phelps and Phillips, LLP) from the determination of the LACPC in approving: a) Mitigated Negative Declaration and Mitigation Monitoring Program; b) Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed hotel; c) Zoning Administrator's Adjustment to permit a zero-foot rear yard setback (northerly yard) in lieu of the

required 20 feet required pursuant to Section 12.11-C.3 of the Los Angeles Municipal Code; and d) Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms; for the demolition of a one-story, 4,000 square-foot drive-thru restaurant and the construction, use and maintenance of a 21-story hotel, approximately 232 feet in height with 275 guest rooms with kitchenettes, 1,900 square feet of retail floor area, 135 vehicular parking spaces within a four-level subterranean garage, on a 23,651 square-foot site in the C4-2D-SN Zone, for the properties located at 6407 West Sunset Boulevard, 6407-6411 West Sunset Boulevard, 1511 North Ivar Avenue and 1512 North Cahuenga Boulevard, subject to modified Conditions of Approval.

Applicant: R.D. Olsen Development

Representative: Donna Shen Tripp, Craig Lawson and Company

Case No. CPC-2015-2893-VZC-HD-CUB-ZAA-SPR

CEQA No. ENV-2015-2895-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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—Attachments:—

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